

# **CITY OF SAN DIEGO AIRPORTS ADVISORY COMMITTEE**

## **MINUTES**

**Meeting of October 10, 2006  
Montgomery Field Airport Lobby**

**MEMBERS PRESENT:** Buzz Fink (Special Expertise), Rick Beach (Special Expertise), Jackie Ander (Serra Mesa Community Planning Group), Buzz Gibbs (Kearny Mesa Planning Group), Kevin O'Donnell (Special Expertise), Tom Ricotta (Otay Mesa Planning Group), Kathy Monsour (Clairemont Community Planning Committee), Chuck McGill (Montgomery Field User Group), Allen Kruse (Brown Field User Group), Scott Hasson (Tierrasanta Community Council), Juan Escalante (Brown Field Aviation Tenant), (Montgomery Field Aviation Tenant).

**MEMBERS ABSENT:** Cindy Ford (Montgomery Tower).

**STAFF PRESENT:** Terry Price, Clayton Welch, Christian Anderson, Phillip Miller, Kristin Camper-Wozniak, Wayne Reiter.

**GUESTS:** Fred Christlieb (FAA), Tom Story, Barbara Lichman, David Hand, Abbe Wolfsheimer Stutz, Gerald Blank, Bob Basso, Vic Moore, Bob Agresio, Lee Burdick, Wally Halliday, Al Boyce, Charlie Greer, Marla Deck, Ralph Redman, Jack Wilkerson, Maggie Vette, Tom Kamman, Billy Davis, Gary Mullen, J.H. Aldrich, Bob Golo.

### **1. CALL TO ORDER**

The meeting was called to order at 3:00 by Chairman Fink, who announced that a quorum was present.

### **2. APPROVAL OF MINUTES**

The minutes of the September 12, 2006 regular meeting were approved as written. The minutes of the September 26 Special meeting were approved with one correction: two members "recused themselves" from voting rather than "refused to vote."

### **3. PUBLIC INPUT**

Chairman Fink announced that the Committee was reviewing procedures for filling vacancies on the committee.

Richard Vernon of the Royal Highlands neighborhood commented that the signs placed in the run-up area were not working. He said that 15 aircraft flew over his home yesterday. The Police helicopters were complying with the recommended procedure.

### **4. DEPUTY DIRECTORS REPORT**

Mike Tussey was not able to attend the meeting.

#### Capital Projects

Project Manager Mike Maria gave a report on the runway 28L blast pad construction and distributed a design sketch. Daly Corporation was the apparent low bidder and was awarded the job. Construction will begin in mid November and last about 30 working days. HNTB

Companies is working on the Brown Field electrical systems upgrade project. Nova Electric will perform the work for this project which will begin in late November. The project will consist of two or three phases. Phase one will replace the vault, generator, conduits, etc. and will take approximately 50 working days. Phase two and three will replace the lighting and wiring within two years. Mr. Maria stated that the Airport staff will attempt to complete the project in two phases as opposed to three, subject to availability of funds and FAA grants. Tom Ricotta asked if the new generator installed during the Phase 1 work, can be used to power the existing lights. Mr. Maria said he would check with the design consultant to see if this is possible.

#### Light Sport Aircraft

Fred Christlieb from the FAA General Aviation District Office gave a report on light sport aircraft. Most are small and cost less than \$100,000. All are certificated with N numbers. With the proper equipment they will be allowed in Class B airspace. Pilots of light sport aircraft are not required to have medical certificates. A road show of this type of aircraft will be held at Brown Field on December 9 at EAA chapter 14.

#### Sunroad Spectrum

Tom Story, Vice President for Development of Sunroad Enterprises, described Sunroad's plans for the Kearny Mesa area. The 180 foot tall 12 story office building was approved by the City earlier this year and is now under construction. Plans call for an additional 14 story building followed by a third high rise. Barbara Lichman, representing Sunroad, stated that the site was outside of the Montgomery Field Airport Influence Area and not subject to the Airport Environs Overlay Zone ordinance. She stated that the project was in compliance with the City permit and the MYF Comprehensive Land Use Plan (CLUP)

Members of the Committee asked how the project could be in compliance with the CLUP when it was determined by an FAA airspace obstruction analysis to be a hazard to air navigation. Ms. Lichman's response was that the hazard was mitigated by FAA raising the circling minimums for the instrument approach. According to Ms. Lichman, once the minimums were increased the building was no longer a hazard. It was noted that FAA completed obstruction analyses for both a 160 foot tall building and for a 180 foot tall building. The 160 foot building was determined not to be a hazard but the building was built to 180 feet, at which point, the FAA had determined that it was a hazard. Neither Ms. Lichman nor Tom Story could explain why there were two separate obstruction analyses done. When asked exactly how high the 12 story building would be, no one could say for sure. Mr. Story stated that the project was in full compliance with the City requirements.

Mr. Beach stated that CALTRANS Division of Aeronautics believes the building to be in violation of state law because it has not received a permit from CALTRANS. Ms. Lichman said that the City was the only relevant permitting authority for this project and that no CALTRANS permit was required by state law.

Discussions continued regarding the potential impact to air navigation of the second and third buildings of the Sunroad project.

Buzz Gibbs **moved** that:

The AAC authorize the Chair to send a letter to the City's Development Services Department to express opposition to the Sunroad Centrum 14 high rise building proposed in Kearny Mesa on the grounds that the height of the building is believed to create a hazard to air navigation in the vicinity of Montgomery Field Airport.

The motion passed unanimously.

Rick Beach made the following **motion**:

Whereas Sunroad Enterprises plans to build three office towers less than one mile northwest of Montgomery Field, all of which exceed the FAR Part 77 surface of 160 feet above ground or 576 feet above sea level,

Whereas the FAA conducted three airspace studies at the request of Sunroad Enterprises concerning the first building, Sunroad Centrum 1, declaring a presumed hazard to air navigation on April 24, 2006 for a building height of 180 feet, declaring no hazard on June 27, 2006 for a building height of 160 feet, and declaring a hazard to air navigation on August 11, 2006 for building height of 180 feet,

Whereas the City of San Diego issued a building permit in July 2006 for the construction of Sunroad Centrum 1 office tower during the time when Sunroad informed the FAA of a lower height of 160 feet,

Whereas the Caltrans Division of Aeronautics has informed Sunroad Enterprises on September 29, 2006, that construction without a permit of the Sunroad Centrum 1 office building to a height greater than 160 feet above ground violates California Public Utilities Code (PUC) section 21659,

And whereas the Caltrans Division of Aeronautics has not yet issued a permit allowing construction of this hazard to air navigation,

Resolved that the Airports Advisory Committee inform the Mayor's office with copy to the Caltrans Division of Aeronautics that the AAC supports Caltrans in withholding of a permit to construct a hazard to air navigation within one mile of Montgomery Field.

There was a second to the motion. Nine voted in favor and one was opposed. Buzz Gibbs voted in opposition because he does not believe CALTRANS has the authority to issue a permit for this project.

#### Noise Information Materials Update

Terry Price reported that he has received the second draft of the noise abatement information poster. If anyone on the Committee wanted to review it they should contact Terry.

#### Holiday Luncheon

Terry Price announced that the holiday luncheon for the Committee would be at the 94<sup>th</sup> Aero Squadron on December 12 at 1:30 p.m.

### **5. OLD BUSINESS**

none

**6. NEW BUSINESS**

Ron Cozad, a member of the California Pilots Association Board of Directors and President of the Airport users Group presented Rick Beach with the Airport Advocate of the Year Award for his many contributions to general aviation.

**7. ANNOUNCEMENTS**

Scott Hasson announced that everyone should be registered to vote for the November election and that a no vote is the only appropriate vote for Proposition A.

Jackie Ander announced that there will be a forum on the Proposition A (airport site selection) issue at the Taft School auditorium at 7 p.m. on October 18.

The film One Six Right will be shown at the Hillcrest Cinema at 7 and 9 p.m. on Thursday.

**8. ADJOURNMENT**

The meeting was adjourned at 4:58 p.m. The next meeting will be held at Montgomery Field on November 14 at 3:00 p.m.

**9. ACTIONS:**

Buzz Gibbs **moved** that:

The AAC authorize the Chair to send a letter to the City's Development Services Department to express opposition to the Sunroad Centrum 14 high rise building proposed in Kearny Mesa on the grounds that the additional height of the building is believed to create a hazard to air navigation in the vicinity of Montgomery Field Airport.

The motion passed unanimously.

Rick Beach made the following **motion**:

Whereas, Sunroad Enterprises plans to build three office towers less than one mile northwest of Montgomery Field, all of which exceed the FAR Part 77 horizontal surface of 160 feet above ground or 576 feet above sea level,

Whereas, the FAA conducted three airspace studies at the request of Sunroad Enterprises concerning the first building, Sunroad Centrum 1, declaring a presumed hazard to air navigation on April 24, 2006 for a building height of 180 feet, declaring no hazard on June 27, 2006 for a building height of 160 feet, and declaring a hazard to air navigation on August 11, 2006 for building height of 180 feet,

Whereas, the City of San Diego issued a building permit in July 2006 for the construction of Sunroad Centrum 1 office tower during the time when Sunroads informed the FAA of a lower height of 160 feet,

Whereas, the Caltrans Division of Aeronautics has informed Sunroad Enterprises on September 29, 2006, that construction without a permit of the Sunroad Centrum 1 office building to a height

greater than 160 feet above ground violates California Public Utilities Code (PUC) section 21659,

And whereas, the Caltrans Division of Aeronautics has not yet issued a permit allowing construction of this hazard to air navigation,

Resolved that the Airports Advisory Committee inform the Mayor's office with copy to the Caltrans Division of Aeronautics that the AAC supports Caltrans in withholding of a permit to construct a hazard to air navigation within one mile of Montgomery Field.

There was a second to the motion. Nine voted in favor and one was opposed. Buzz Gibbs voted in opposition because he does not believe CALTRANS has the authority to issue a permit for this project.

Respectfully submitted,

Terry Price